

Conclusions: 47925 Terrace Estates.xlsm

If you're using the Square Footage Table In Assessing.net						
Curve Formula From Chart	SqFt	Acres	\$/sf	\$/ac	Concluded \$	
	2,500	0.057	\$4.53	\$197,275	\$11,322	
Formula Pt 1:	4.53	5,000	0.115	\$4.53	\$197,275	\$33,644
Formula Pt 2:	0.0000	7,500	0.172	\$4.53	\$197,275	\$33,966
	10,000	0.230	\$4.53	\$197,275	\$45,288	
	12,500	0.287	\$4.53	\$197,275	\$56,610	
	15,000	0.344	\$4.53	\$197,275	\$67,932	
	20,000	0.459	\$4.53	\$197,275	\$90,576	
	25,000	0.574	\$4.53	\$197,275	\$113,220	
	30,000	0.689	\$4.53	\$197,275	\$135,865	
	40,000	0.918	\$4.53	\$197,275	\$181,153	
	50,000	1.148	\$4.53	\$197,275	\$226,441	
	60,000	1.377	\$4.53	\$197,275	\$271,729	
	87,120	2.000	\$4.53	\$197,275	\$394,551	
	130,680	3.000	\$4.53	\$197,275	\$591,826	
	174,240	4.000	\$4.53	\$197,275	\$789,101	
	217,800	5.000	\$4.53	\$197,275	\$986,376	
	435,600	10.000	\$4.53	\$197,275	\$1,972,753	
	653,400	15.000	\$4.53	\$197,275	\$2,959,129	
	871,200	20.000	\$4.53	\$197,275	\$3,945,505	
	1,089,000	25.000	\$4.53	\$197,275	\$4,931,881	

If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table In Assessing.net				
SqFt	Acres	\$/sf	\$/ac	Concluded \$
43,560	1.0	\$4.53	\$197,275	\$197,275
65,340	1.5	\$4.53	\$197,275	\$295,913
87,120	2.0	\$4.53	\$197,275	\$394,551
108,900	2.5	\$4.53	\$197,275	\$493,188
130,680	3.0	\$4.53	\$197,275	\$591,826
174,240	4.0	\$4.53	\$197,275	\$789,101
217,800	5.0	\$4.53	\$197,275	\$986,376
304,920	7.0	\$4.53	\$197,275	\$1,380,927
435,600	10.0	\$4.53	\$197,275	\$1,972,753
653,400	15.0	\$4.53	\$197,275	\$2,959,129
871,200	20.0	\$4.53	\$197,275	\$3,945,505
1,089,000	25.0	\$4.53	\$197,275	\$4,931,881
1,306,800	30.0	\$4.53	\$197,275	\$5,918,258
1,742,400	40.0	\$4.53	\$197,275	\$7,891,010
2,178,000	50.0	\$4.53	\$197,275	\$9,863,763
4,356,000	100.0	\$4.53	\$197,275	\$19,727,526

This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

The Grey fields below can be edited to adjust acreage ranges. Enter acreages to two decimal places.

Acre Ranges		Vacant				Abstraction				Allocation				All Methods			
Low	High	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF
0.00	0.99	0	0.00%	\$0.00	\$0.00	3	7.76%	\$4.14	\$4.47	4	8.29%	\$4.89	\$4.86	7	9.33%	\$4.57	\$4.50
1.00	1.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
2.00	4.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
5.00	9.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
10.00	10000.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
0.00	10000.00	0	0.00%	\$0.00	\$0.00	3	7.76%	\$4.14	\$4.47	4	8.29%	\$4.89	\$4.86	7	9.33%	\$4.57	\$4.50



You cannot begin a new analysis using this workbook after June 01, 2023. Your conclusions and completed work will still be visible in this workbook on the other tabs. Please obtain the latest version at: [This Link](#)

Valuation Method	Use? 1=Yes, 0=No	Parcel Number	Sale Date	Sale Price	Imprvmts Value	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Exclusion Comment
Abstraction	0	05-316-019-00	10/30/2020	\$295,000	\$279,888	\$15,112	0.0512	0.222	9,670	\$68,072	\$1.56	5	0.00%	\$15,112	\$68,072	\$1.56	N/A	Low LTB Ratio
Abstraction	0	05-316-019-00	4/29/2021	\$272,500	\$247,758	\$24,742	0.0908	0.222	9,670	\$111,450	\$2.56	-1	0.00%	\$24,742	\$111,450	\$2.56	N/A	Outlier
Abstraction	1	05-316-017-00	6/10/2021	\$349,500	\$316,054	\$33,446	0.0957	0.222	9,670	\$150,658	\$3.46	-2	0.00%	\$33,446	\$150,658	\$3.46	N/A	
Allocation	1	05-316-022-00	1/22/2021	\$232,500	\$189,267	\$41,943	0.1804	0.222	9,670	\$188,932	\$4.34	2	0.00%	\$41,943	\$188,932	\$4.34	N/A	
Abstraction	1	05-316-022-00	1/22/2021	\$232,500	\$189,267	\$43,233	0.1859	0.222	9,670	\$194,743	\$4.47	2	0.00%	\$43,233	\$194,743	\$4.47	N/A	
Abstraction	1	05-316-005-00	4/27/2021	\$248,000	\$204,529	\$43,471	0.1753	0.222	9,670	\$195,815	\$4.50	-1	0.00%	\$43,471	\$195,815	\$4.50	N/A	
Allocation	1	05-316-005-00	4/27/2021	\$248,000	\$204,529	\$44,739	0.1804	0.222	9,670	\$201,528	\$4.63	-1	0.00%	\$44,739	\$201,528	\$4.63	N/A	
Allocation	1	05-316-029-00	4/29/2021	\$272,500	\$247,758	\$49,159	0.1804	0.222	9,670	\$221,437	\$5.08	-1	0.00%	\$49,159	\$221,437	\$5.08	N/A	
Allocation	1	05-316-019-00	10/30/2020	\$295,000	\$279,888	\$53,218	0.1804	0.222	9,670	\$239,721	\$5.50	5	0.00%	\$53,218	\$239,721	\$5.50	N/A	
Allocation	0	05-316-017-00	6/10/2021	\$349,500	\$316,054	\$63,950	0.1804	0.222	9,670	\$284,008	\$6.52	-2	0.00%	\$63,950	\$284,008	\$6.52	N/A	Outlier